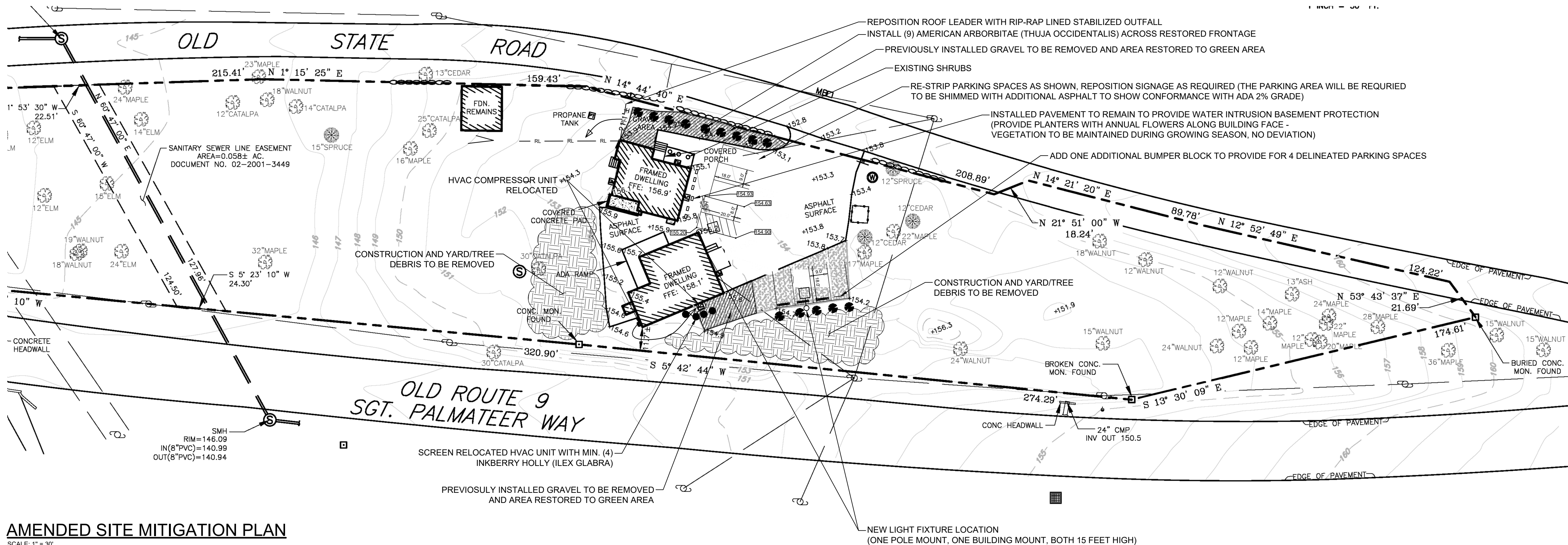


AS-BUILT CONDITIONS PLAN

SCALE: 1" = 30'



AMENDED SITE MITIGATION PLAN

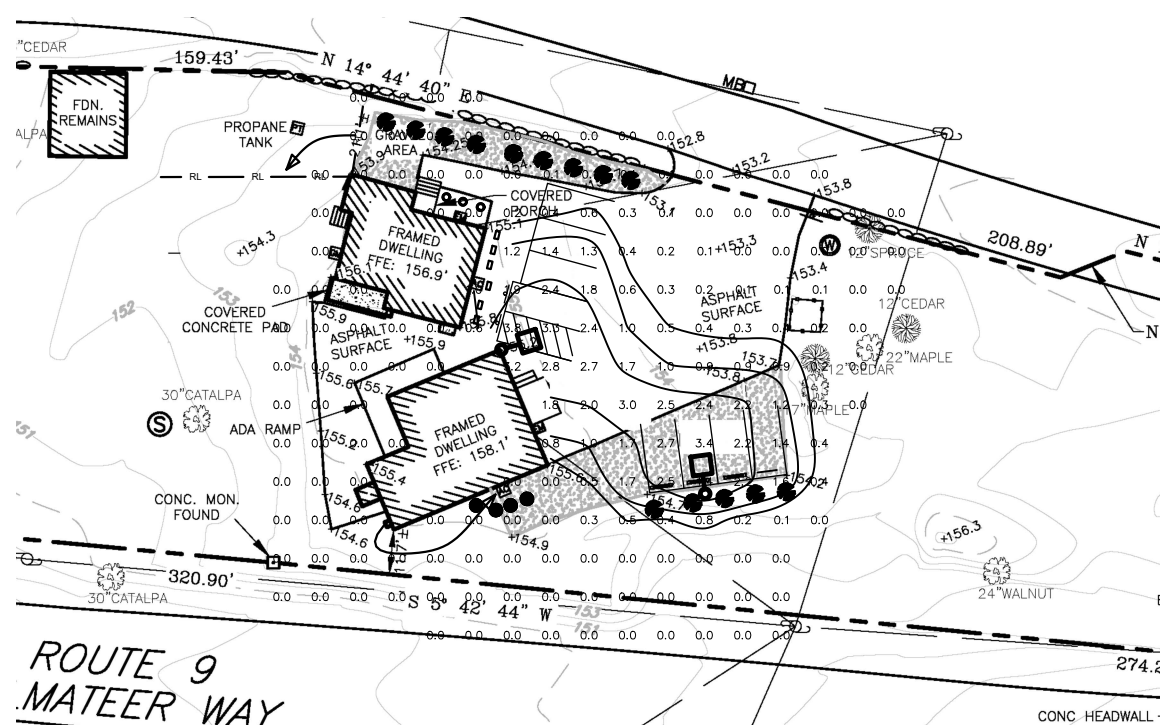
SCALE: 1" = 30'



LOCATION MAP

SCALE: 1" = 800'

Zone Classification	HB
Use	Residential & Commercial
Tax Map Parcel No	135689-6157-02-580777
Topographic Datum	USGS
Total Acreage:	1.778 Ac.
Water Supply:	Private Well
Sewage Disposal:	Central Sewer
FEMA:	FEMA MAPPING PANEL #36027C0458E EFFECTIVE 5/2/12



PHOTOMETRIC PLAN

SCALE: 1" = 50'

GENERAL PHOTOMETRIC SCHEDULE	
AVERAGE FOOT CANDLES	0.47
MAXIMUM FOOT CANDLES	4.4
MINIMUM FOOT CANDLES	0.0

BEACON
VIPER Area/Site
VIBRANT LIGHTING

FEATURES

CONTROL TECHNOLOGIES

SPECIFICATIONS

CONSTRUCTION

INSTALLATION

MAINTENANCE

WARRANTY

Current

LUMINAIRE SCHEDULE				
ITEM	DESCRIPTION	MODEL	QUANTITY	
1	1" x 1" x 1" LED VIBRANT LIGHT	BEACON VIBRANT LIGHT	1	

IT IS A VIOLATION OF NEW YORK STATE EDUCATION LAW FOR ANY PERSONS TO ALTER THESE PLANS, SPECIFICATIONS, OR REPORTS IN ANY WAY, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER OR LAND SURVEYOR.

APRIL 28, 2025

APRIL 21, 2025

MARCH 3, 2025

Revisions

Project No. 2023-348 License No. 083970

DAY STOKOSA ENGINEERING P.C.

3 Van Wyck Wappingers Falls, New York 12590 (845)-223-3202

PROJECT 561-563 OLD STATE RD E

Town of Wappinger Dutchess County, New York

DRAWING AS-BUILT SITE PLAN

SCALE AS NOTED

DRAWN BY BJS

DATE 3-28-25

CHECKED BY BJS

Page 1 of 2

OWNER CONSENT

THE UNDERSIGNED OWNER(S) OF THE PROPERTY HEREON STATE THAT THEY ARE FAMILIAR WITH THIS MAP, ITS CONTENTS AND ITS LEGENDS AND HEREBY CONSENT TO ALL SAID TERMS AND CONDITIONS AS STATED HEREON.

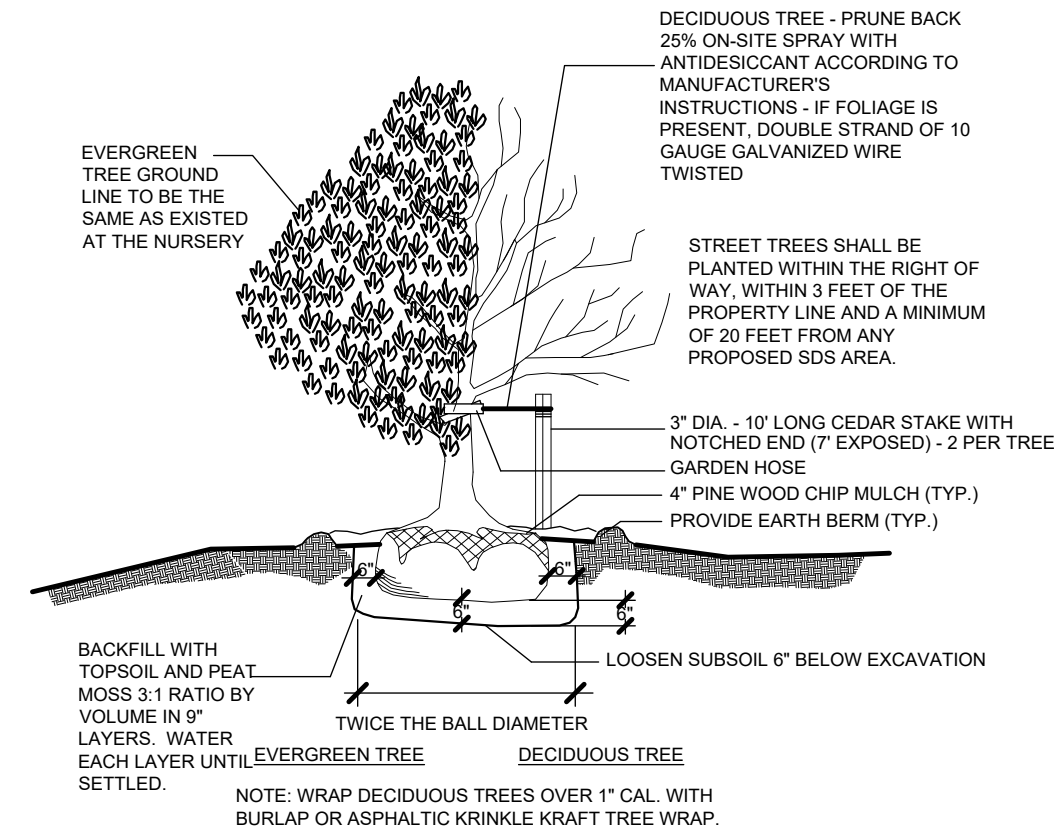
OWNER DATE

TOWN OF WAPPINGERS PLANNING BOARD

APPROVED BY RESOLUTION OF THE PLANNING BOARD OF THE TOWN OF WAPPINGERS FALLS, NEW YORK ON THE DAY OF 2024 SUBJECT TO ALL REQUIREMENTS AND CONDITIONS OF SAID RESOLUTION. ANY CHANGE, ERASURE, MODIFICATION OR REVISION OF THIS PLAN, AS APPROVED SHALL VOID THIS APPROVAL. TOWN OF WAPPINGERS FALLS PLANNING BOARD

SIGNED THIS DAY OF 2024

TOWN OF WAPPINGER PLANNING BOARD CHAIR



SEEDING NOTES:

1) EXPOSED SLOPES AND ALL GRADED AREAS SHALL BE SEEDED WITH THE FOLLOWING GRASS SEED MIX AS REQUIRED:

STEEP SLOPES (3:1)

TEMPORARY SEEDING -
SUMMER SEASON - GERMAN MILLET @ 40 LBS PER ACRE
WINTER SEASON - RYE GRAIN @ 120 LBS PER ACRE

PERMANENT SEEDING - SPRING/FALL
TALL FESCUE @ 100 LBS PER ACRE
KOBÉ LESPEDEZA @ 10 LBS PER ACRE
BAHIA GRASS @ 20 LBS PER ACRE
RYE GRAIN @ 40 LBS PER ACRE

4) GRASS SEED MIX MAY BE APPLIED BY EITHER MECHANICAL OR HYDROSEEDING METHODS. HYDROSEEDING SHALL BE PERFORMED IN ACCORDANCE WITH THE CURRENT EDITION OF N.Y. STANDARDS AND SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROL.

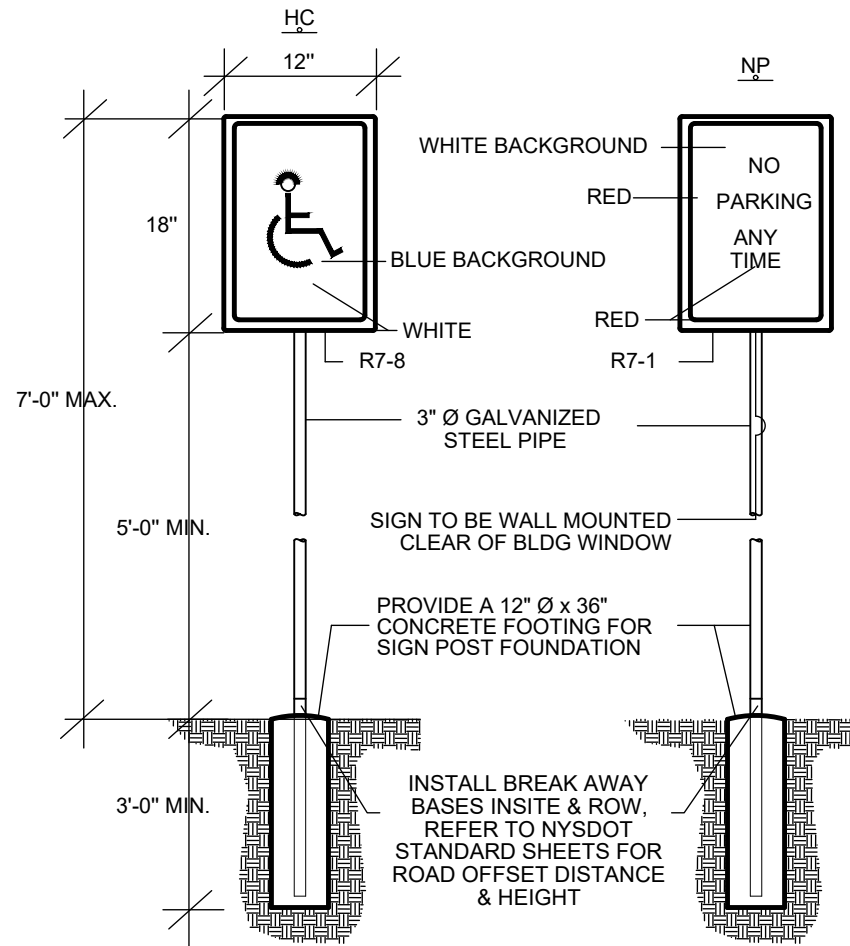
5) SEEDED AREAS SHALL BE MULCHED AS REQUIRED:

MID-SUMMER, LATE FALL OR WINTER
APPLY AT A RATE OF 100 LBS/1,000 SQ. FT. GRAIN STRAW, COVER WITH NETTING AND STAPLE TO THE SLOPE.

SPRING OR EARLY FALL
APPLY AT A RATE OF 45 LBS/1,000 SQ. FT. WOOD FIBER IN A HYDRO SEEDER SLURRY.

TREE PLANTING DETAIL

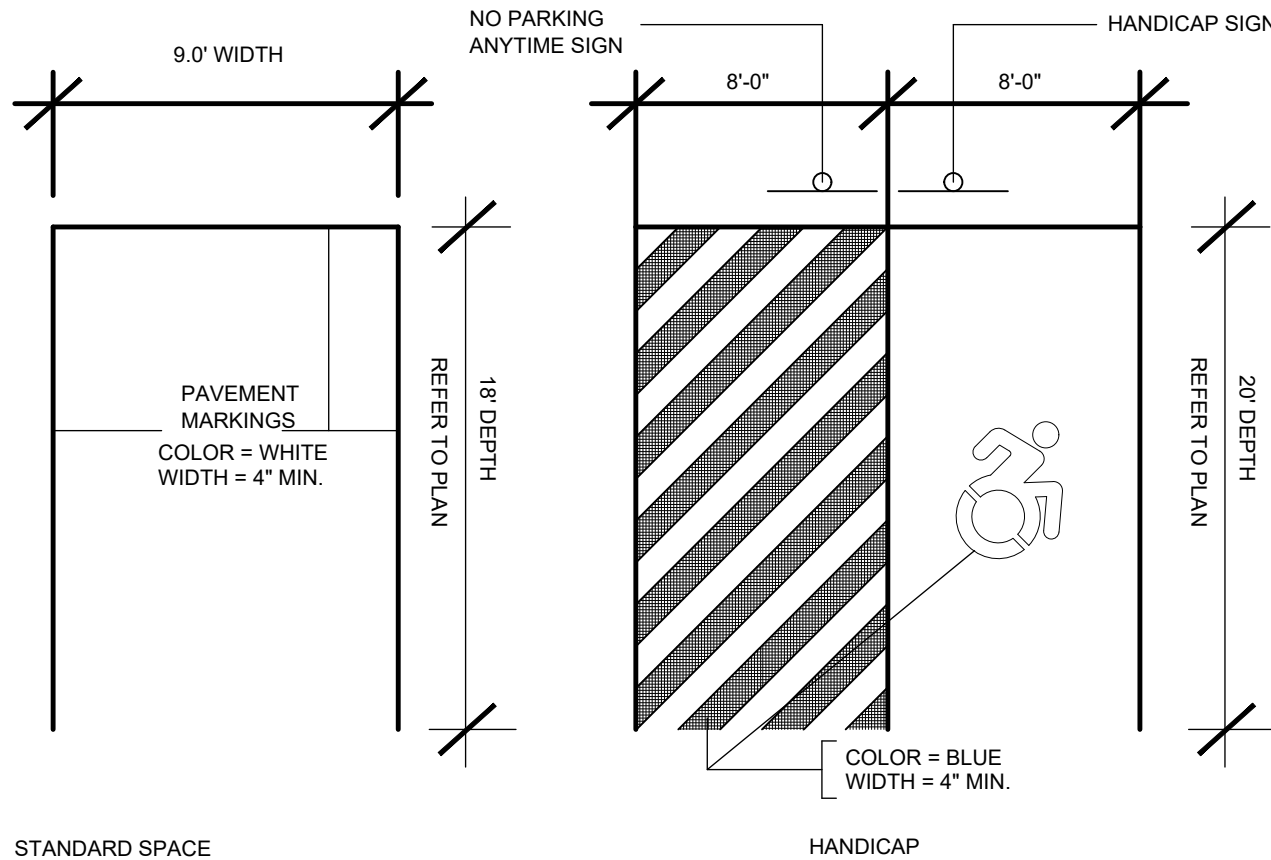
N.T.S.



ALL EPOXY PAVEMENT MARKINGS AND ALL SIGNS SHALL BE IN CONFORMANCE WITH THE FEDERAL MUTCD AND THE NYS SUPPLEMENT.

SIGN DETAILS

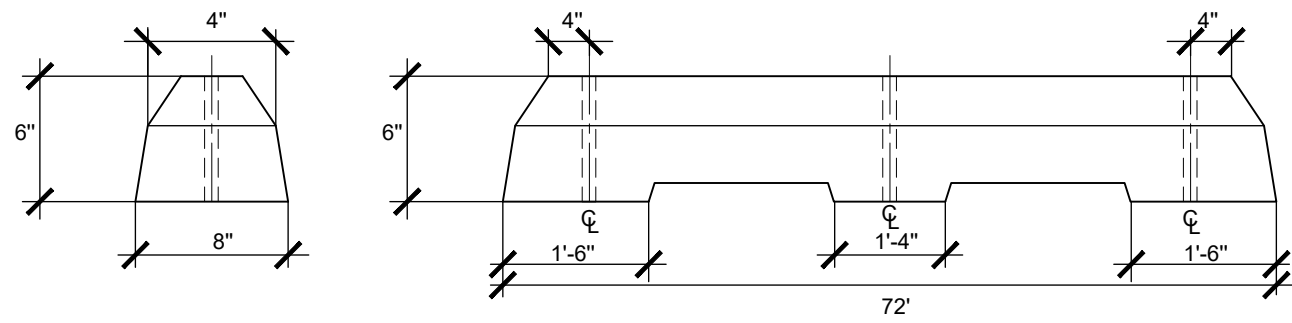
N.T.S.



THE ABOVE PARKING DIMENSIONS ARE AS PER TOWN OF WAPPINGER ZONING ORDINANCE. HANDICAP SPACE TO CONFORM TO NYS UNIFORM BUILDING CODE REQUIREMENTS

PARKING SPACE DETAIL

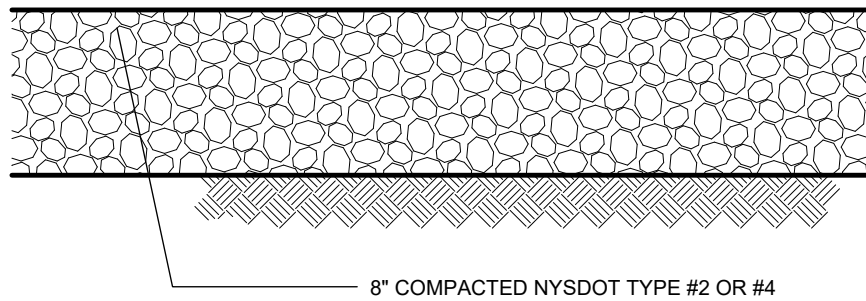
N.T.S.



PRECAST REINFORCED CONCRETE BUMPER BLOCKS FOR PARKING LOTS ARE 72" IN LENGTH. EACH BLOCK SHALL BE PROVIDED THREE 3/4" BY 16" EPOXY COATED ANCHORING PINS FOR SECURING PURPOSES. PRODUCT MANUFACTURE - MID-HUDSON CONCRETE PRODUCTS

BUMPER BLOCK DETAIL

N.T.S.



GRAVEL PARKIGN SPACE DETAIL

N.T.S.

OWNER CONSENT	
THE UNDERSIGNED OWNER(S) OF THE PROPERTY HEREON STATE THAT THEY ARE FAMILIAR WITH THIS MAP, ITS CONTENTS AND ITS LEGENDS AND HEREBY CONSENT TO ALL SAID TERMS AND CONDITIONS AS STATED HEREON.	
OWNER _____	DATE _____

TOWN OF WAPPINGERS PLANNING BOARD	
APPROVED BY RESOLUTION OF THE PLANNING BOARD OF THE TOWN OF WAPPINGERS FALLS, NEW YORK ON THE _____ DAY OF _____, 2024 SUBJECT TO ALL REQUIREMENTS AND CONDITIONS OF SAID RESOLUTION. ANY CHANGE, ERASURE, MODIFICATION OR REVISION OF THIS PLAN, AS APPROVED SHALL VOID THIS APPROVAL.	
TOWN OF WAPPINGERS FALLS PLANNING BOARD	
SIGNED THIS _____ DAY OF _____, 2024	
TOWN OF WAPPINGER PLANNING BOARD CHAIR	

Brian J. Stokosa, PE	
APRIL 21, 2025	
MARCH 3, 2025	
Project No. 2023:348	License No. 083970

DAY STOKOSA	
ENGINEERING P.C.	
3 Van Wyck Wappingers Falls, New York 12590 (845)-223-3202	

PROJECT 561-563 OLD STATE RD E	
Town of Wappinger Dutchess County, New York	
DRAWING	
DETAILS (FORMALLY ELGEN ASSOCIATES SITE PLAN)	
SCALE	DRAWN BY
AS NOTED	BJS
DATE	CHECKED BY
9-11-23	BJS

2	
Page 2 of 2	